



**U.S. Department of Housing and Urban Development**  
**Northwest/Alaska Multifamily Housing Hub**  
 serving : Alaska, Idaho, Oregon and Washington

October 1998

**LENDER'S ENVIRONMENTAL CHECKLIST**  
**NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION PROJECTS**

1. FACTOR	2. THRESHOLD	3. YES or NO	4. FASTTRACK ACTION, IF YES	5. IMPACT ON DEVELOPMENT
NOISE	a. freeway within 1000 feet		If "yes" to any threshold criteria a, b, c, d, e, or f, the developer may be required to conduct a noise analysis using the HUD Noise Guidebook. Discuss with FHA staff.  <b>THE NOISE ANALYSIS MUST BE SUBMITTED WITH THE INITIAL APPLICATION PACKAGE.</b>	a. Results of analysis <65 decibels (dB): No further action required.  b. Results of analysis 65 to 75 dB:  1) architect or engineer must certify that project design achieves an STC rating in accord with HUD specified interior noise limits.  2) <b>DESIGN CERTIFICATION MUST BE SUBMITTED WITH COMMITMENT APPLICATION.</b>  c. Results of analysis >75 dB:  Application will normally be rejected if submitted, with no refund of fee; discuss analysis with FHA staff.
	b. 4 lane road within 500 feet			
	c. road within 200 feet, with average daily traffic count above 5000 vehicles			
	d. railroad within 2000 feet			
	e. within 60 dB contour of civil or military airport (up to 8 miles from a metro airport)			
	f. or combined noise sources which may			

	individually be within the above threshold criteria			
RAIL LINES	outside line of a railroad right of way is within 100 feet of property line		<b>WITH THE INITIAL APPLICATION, IDENTIFY THE LOCATION OF THE RIGHT OF WAY IN RELATION TO THE PROJECT PROPERTY LINE.</b>	Project to be designed to place all buildings beyond 100 feet of the outside line of the rail line right of way.  Architect or engineer is to certify that design is in compliance.  <b>DESIGN CERTIFICATION MUST BE PROVIDED WITH COMMITMENT APPLICATION.</b>
HISTORIC PRESERVATION  <b>NOTE : SEATTLE FAST TRACK 2.0 GUIDELINES REQUIRE THE LENDER TO INITIATE A LETTER TO SHPO PRIOR TO SUBMITTAL OF THE APPLICATION.</b>	a. the site is known or suspected to contain archaeological resources		If "yes" to threshold criteria a, b, or c, the initial application will not be accepted for Fast Track processing.	Discuss eligibility for regular track processing with HUD staff. At a minimum HUD must complete the Section 106 historic preservation consultation process prior to issuance of a commitment.
	b. site is in, or is adjacent to, an established or proposed historic or conservation district			
	c. site/existing building is listed in the National Register of Historic Places, or is listed in a local cultural resources inventory			
	d. site currently has any structure on it which is 50 years or more old		If "yes" to criteria d. discuss eligibility for FASTTRACK with FHA staff.	FHA staff will determine if the project is eligible for regular or FASTTRACK processing. In either case, HUD will complete a Section 106 historic preservation consultation process prior to issuance of a commitment letter.
ENDANGERED OR THREATENED SPECIES OR HABITAT	project may affect endangered or threatened species or habitat		<ul style="list-style-type: none"> <li>Not eligible for Fast Track.</li> <li>If there is any uncertainty regarding this threshold, the following agencies maybe contacted for information:</li> </ul> Idaho: Idaho Conservation Data Center of the Idaho	If endangered or threatened species or their habitat may be affected by the project, discuss eligibility for regular track processing with FHA staff.

			<p>Department of Fish and Game</p> <p>Oregon: Oregon Natural Heritage Program, The Nature Conservancy 1205 NW 25th Ave. Portland, 228-2247.</p> <p>Washington: Habitat Management 600 Capitol Way N Olympia, WA 98501-1091 (360) 902-2534</p> <ul style="list-style-type: none"> <li>If these agencies provide any written documentation, please <b>SUBMIT DOCUMENTATION WITH INITIAL APPLICATION</b></li> </ul>	
FLOODPLAIN	a. ANY part of the site or integral offsite development is located within the 100-year floodplain according to the applicable FEMA map		a. Mitigation required, possible rejected application. See threshold criteria b) or c) below.	
	b. the portion of the site within the 100-year FEMA floodplain is incidental to the development of the site <u>and</u> there is no proposed construction or landscaping (except minor grading or grubbing) proposed in the current floodplain		<p>Architect or engineer to certify design compliance with threshold criteria.</p> <p><b>DESIGN CERTIFICATION TO BE PROVIDED WITH COMMITMENT APPLICATION.</b></p>	To preserve the floodplain, a covenant or comparable restriction will be placed on the property's continued use. The form of covenant must be submitted to HUD for approval prior to initial endorsement.
	c. structures or other improvements are planned in the current floodplain		<p><u>TO BE ELIGIBLE FOR FASTTRACK</u> the sponsor must provide a Conditional Letter of Map Revision from FEMA.</p> <p><b>FEMA LETTER TO BE PROVIDED WITH COMMITMENT APPLICATION.</b></p>	<p>Project must be designed to conform to the requirements of the FEMA letter.</p> <p>Architect or engineer is to certify that design is in conformance.</p> <p><b>DESIGN CERTIFICATION MUST BE PROVIDED WITH COMMITMENT APPLICATION</b></p> <p>Flood insurance will be required until the final Letter of Map Revision is provided to FHA. The final Letter must be provided prior to FHA final endorsement.</p>

WETLANDS	a. ANY portion of the site or integral offsite development includes jurisdictional wetlands. ("Wetlands" are distinguished by water, vegetation, and soil conditions and may not be readily apparent to the lay person.)		Mitigation required. Possible rejected application. See threshold criteria b) and c) below.  In all cases the wetlands must be delineated.  <i><u>TO BE ELIGIBLE FOR FASTTRACK the delineation must be reviewed and accepted by the cognizant local/state agency.</u></i>  <i>PROVIDE DELINEATION AND STATE ACCEPTANCE WITH INITIAL APPLICATION.</i>	See threshold criteria b) and c) below.
	b. wetlands are only a incidental portion of the site or integral offsite development <u>and</u> there is no proposed fill or removal in wetland areas		Architect or engineer to certify design compliance with threshold criteria.  <i>DESIGN CERTIFICATION TO BE PROVIDED WITH COMMITMENT APPLICATION.</i>	To preserve the wetland, a covenant or comparable restriction will be placed on the property's continued use. The form of covenant must be submitted to HUD for approval prior to initial endorsement.
	c. fill or removal is planned in wetland areas		Not eligible for Fast Track.	Discuss eligibility for regular track processing with HUD staff.  At a minimum, HUD will conduct a federal 8-step process, which includes public notice and solicitation of comments and must result in a HUD finding of no practicable alternative to site selection.
STREAM ALTERATION	any alteration of a stream		Not eligible for Fast Track.	Discuss eligibility for regular track processing with HUD staff.
EXPLOSIVE OR FLAMMABLE HAZARDS	within a one mile radius of the site, there is a direct line of sight from any part of the site to any hazard <u>or</u> there is a hazard in the near vicinity which is not shielded from the site by topography. A hazard is any stationary container which stores, handles or processes explosive or fire prone substances.		Conduct "Acceptable Separation Distance" (ASD) Analysis, using HUD guidebook.  <i>THE ASD ANALYSIS IS TO BE SUBMITTED WITH THE INITIAL APPLICATION.</i>	a. If there is sufficient area available outside the ASD, for the planned construction, the project would be subject to ASD restrictions for building and unshielded outdoor areas of congregation. Architect or engineer to certify that design is in compliance with ASD. <i>DESIGN CERTIFICATION TO BE PROVIDED WITH COMMITMENT APPLICATION.</i>  b. If there is minimal area available outside the ASD, the application is not eligible for fast track and will be rejected without refund of fee.
NATURAL GAS OR PETROLEUM PIPELINES	high pressure pipeline within 220 yards of closest building		<i>PROVIDE WITH INITIAL APPLICATION, A CERTIFICATION FROM PIPELINE OWNER OR OPERATOR IN ACCORDANCE WITH HUD HANDBOOK 4135.1 REV-3, PAGE 2-12 AND 2-13</i>  (Major utilities may have	All structures must be at least 10 feet from the outer boundary of any pipeline easement. Provide architect or engineer certification that design is in compliance with condition. <i>DESIGN CERTIFICATION TO BE PROVIDED WITH</i>

			previously filed a system wide certification and additional documentation may be unnecessary. For example, pipelines owned or operated by Washington Natural Gas Company require no additional documentation. Contact FHA staff for further information.)	COMMITMENT APPLICATION.
CONTAMINATED SITES	site is suspected or is contaminated with a hazardous substance or petroleum products--reference Phase I Environmental Assessment		Not eligible for Fast Track.	Discuss eligibility for regular track processing with HUD staff.
LANDFILLS	site is within 2000 feet of an operating or closed landfill		If "yes" to threshold criteria, <i>IDENTIFY THE LOCATION OF THE LANDFILL IN RELATION TO THE PROPOSED SITE.</i>	FHA staff will investigate the potential for gas migration and determine if the project remains eligible for FASTTRACK processing.
SOLE SOURCE AQUIFER RECHARGE AREA	site is located in a sole source aquifer recharge area.		If "yes" to threshold criteria, <i>MUST HOOK TO PUBLIC WATER, SEWER AND STORM WATER SYSTEM.</i> If not hooked to public system, application is ineligible for Fast Track.	<i>PROVIDE ARCHITECT OR ENGINEER DESIGN CERTIFICATION WITH COMMITMENT APPLICATION</i>
HIGH VOLTAGE POWER TRANSMISSION OR OTHER TOWERS	site is within the fall distance of towers		All residential structures must be outside the engineered fall distance of any tower.	<i>PROVIDE ARCHITECT OR ENGINEER DESIGN CERTIFICATION WITH COMMITMENT APPLICATION.</i>
PREPARED BY   <hr/> Signature   <hr/> Name (Type or Print)   <hr/> Title   <hr/> Company or Business Name			<hr/> Date   <hr/> Phone Number	

If there are questions about exhibit requirements,  
please contact the **Northwest/Alaska Multifamily Hub Office** nearest you.